AGRICULTURAL RESOURCES

LOCAL AGRICULTURAL RESOURCES ASSESSMENT (LARA) MODEL RESULTS

for

CARNEVALE MINOR SUBDIVISION
(513-092-34-00)
SAN DIEGO COUNTY, CALIFORNIA
TPM 21133

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1.0 EXECUTIVE SUMMARY

The project proposes a four-lot subdivision, with one Remainder Lot, on approximately 12 acres of land, which is located adjacent at Harbison Canyon Road, just north of Dehesa Road. Access is proposed from Harbison Canyon Road, on an existing roadway, which will be extended to front on the proposed lots. The project is proposed to be served by onsite septic systems. The site does not have a history of agricultural cultivation, nor is it cultivated at the present time.

In addition to the fact that the property has not been commercially cultivated, based on the results of the Local Agricultural Resources Assessment (LARA) Model, the site is not considered an important agricultural resource. The site received a **low rating for soil quality**. The site received a high rating for climate and water. To be considered an important agricultural resource under the LARA Model, a soil rating of either high or moderate must be present. Therefore, the site's low soil quality rating means that the site is not an important agricultural resource. Based on the soil quality rating, the Model was not completed for the Complementary Factors, as the Low Soil Quality rating negates the need to further assess the site. The results of each LARA Model factor rating that contribute to this determination are detailed below.

2.0 LOCAL AGRICULTURAL RESOURCE ASSESSMENT (LARA) MODEL

In determining whether impacts to agricultural resources are significant environmental effects, the CEQA Guidelines references the California Agricultural LESA Model (1997) prepared by the California Department of Conservation (DOC), as an optional methodology that may be used to assess the relative value of agriculture and farmland. In the past, the LESA Model has been applied to various agricultural properties throughout the County of San Diego to assess agricultural importance in association with proposed discretionary land use permits. After several years of practical experience with application of the LESA Model in San Diego County, the inadequacy of the model in capturing the unique and varied character of San Diego agriculture has become apparent. An alternative approach, referred to as the Local Agricultural Resource Assessment (LARA) Model has been developed to assess the relative value of agricultural resources in San Diego County. Specific documentation of the LARA Model can be found in the Guidelines for Determining Significance for Agricultural Resources at http://www.sdcounty.ca.gov/dplu/Resource/3~procguid/3~procguid.html#agr.

The LARA Model takes into account the following factors in determining the importance of an agricultural resource:

Required Factors:
- Water
- Climate
- Soil Quality

Complementary Factors:
- Surrounding Land Uses
- Land Use Consistency
- Topography

The following subsections detail the rating assigned to the project site for each of the above factors.

2.1 Water

The water rating is primarily based the site's County Water Authority (CWA) service status, however if the project does not already have imported water service, the underlying groundwater aquifer type and the presence of a groundwater well is also considered (Table 1).

The property is located within the CWA boundary and there is existing water supply to the site from the Padre Dam Municipal Improvement District No. 1. There is an existing meter at the site and based on this information, the **water rating is High**.

Table 1. Water Rating [1]

County Water Authority (CWA) Service Status	**Groundwater Aquifer Type and Well Presence**	**Rating**
Inside CWA service area with existing water infrastructure connections and a meter	**Any groundwater aquifer type**	**High**
Inside CWA service area with infrastructure connections to the site, but no meter has been installed	The site is located in an Alluvial or Sedimentary Aquifer *and* has an existing well	High
	The site is located in an Alluvial or Sedimentary Aquifer, but has no existing well	Moderate
	The site is located on Fractured Crystalline Rock and has an existing well	Moderate
	The site is located on Fractured Crystalline Rock, but has no existing well	Low
Outside CWA or inside CWA but infrastructure connections are not available at the site and no meter is installed	The site is located in an Alluvial or Sedimentary Aquifer *and* has an existing well	Moderate
	The site is located in an Alluvial or Sedimentary Aquifer, but has no existing well	Low
	The site is located on Fractured Crystalline Rock (with or without a well)	Low
	The site is located in a Desert Basin (with or without a well)	Low

[1] If more than one underlying groundwater aquifer type exists at a site, usually the aquifer type that could produce the most water should be used to obtain the water rating. If it would be more reasonable to apply the rating based on the aquifer that would produce less water, a clear justification and reason for doing so must be provided.

2.2 Climate

Sunset Zones are used as a standard measure of climate suitability due to the variability of microclimate conditions that the Sunset zones take into account. Recognizing that the Sunset Zones were not developed as a tool to determine the suitability for commercial agricultural production, their use is not intended to determine suitability for specific crops, rather they are a measure of overall climate suitability for the typical agricultural commodities produced in San Diego County. The project site is located within Sunset Zone 21, and therefore, has a **High climate rating**.

Climate (Sunset Zone) Description	Rating
Zone 21 is an air drained thermal belt that is good for citrus and is the mildest zone that gets adequate winter chilling for some plants. Low temperatures range from 23 to 36 degrees F, with temperatures rarely dropping far below 30 degrees.	**High**

2.3 Soil Quality

The project's soil quality rating is based on the presence of soils that meet the quality criteria for Prime Farmland or Farmland of Statewide Importance as defined by the Farmland Mapping and Monitoring Program (FMMP) that are available for agricultural use and that have been previously used for agriculture.

The property contains two Prime Soil Soils: Visalia Sandy Loam (0-2% Slopes) (VaA) and Visalia Sandy Loam (2-5% Slopes) (VaB). The site also encompasses one Statewide Importance soil, known as Tujunga Sand (0-5% Slopes). These soils are approximately 3.44 acres in area, and based on this, the Soil Quality Rating is Low. The project total rating for soil quality is 27, which is below the threshold of 33 and the site does not contain five acres of contiguous soils that meet the quality criteria for Prime Farmland or Farmland of Statewide Importance

Therefore the project's **Soil Quality rating is Low**, as detailed in Table 2, Soil Quality Matrix.

FIGURE 1
Soils

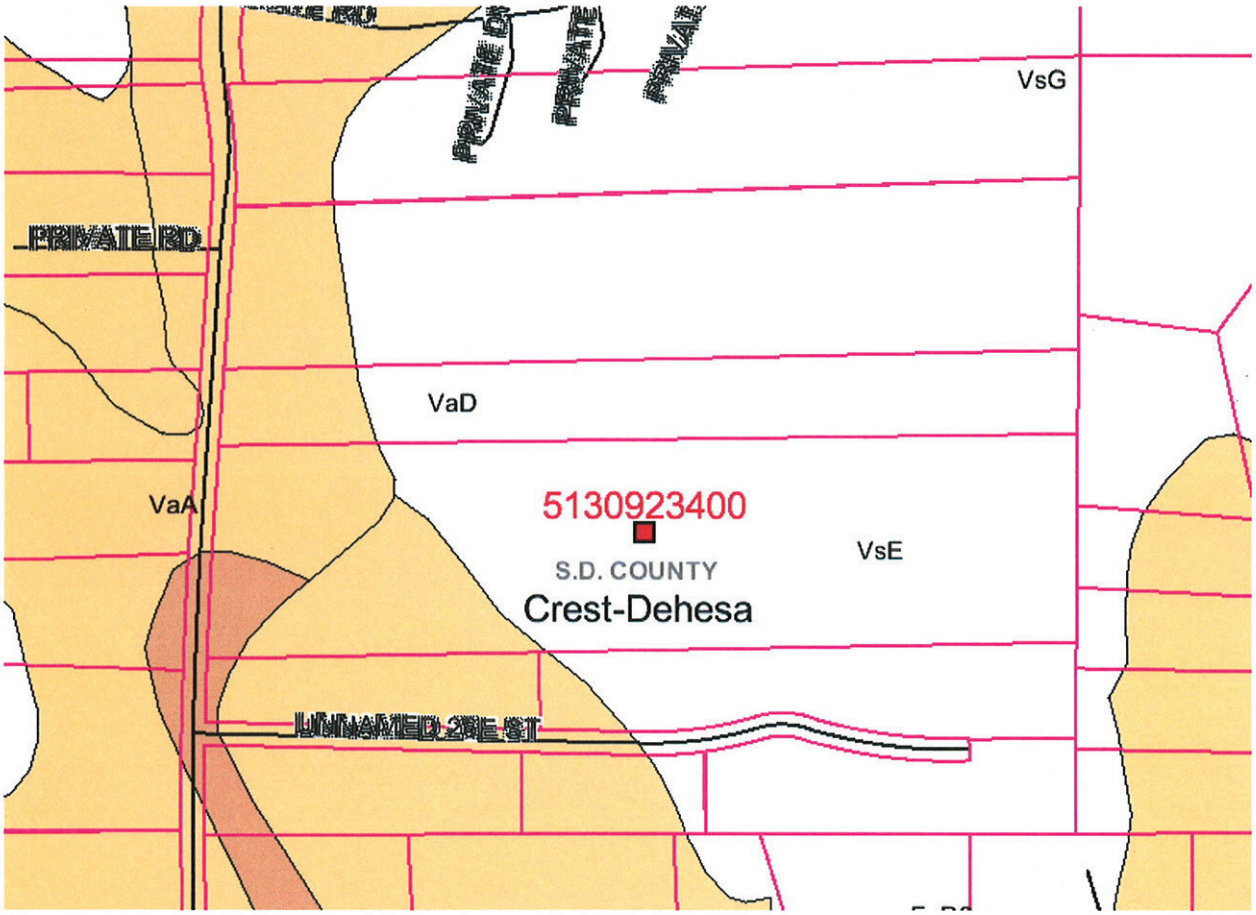

Table 2. Soil Quality Matrix

	Column A	Column B	Column C	Column D	Column E	Column F	Column G
	Soil Type	Size of project site (acreage)	Unavailable for agricultural use	Available for agricultural use	Proportion of project site	Is soil candidate for prime farmland or farmland of statewide significance? (Yes = 1, No = 0)	Multiply Column E x Column F
Row 1	Visalia Sandy Loam (0-2% Slopes) (VaA)	1.30	0	1.3	0.10	1	10
Row 2	Visalia Sandy Loam (2-5% Slopes) (VaB)	1.70	0	1.7	0.14	1	14
Row 3	Tujunga Sand (0-5% Slopes) (TuB)	0.42	0	0.42	0.03	1	3
Row 4	Vista coarse sandy loam, 15 to 30 percent slopes (VsE)	6.12	0	6.12	0.50	0	0
Row 5	Visalia sandy loam, 9 to 15 percent slopes (VaD)	2.90	0	2.90	0.23	0	0
Row 6			0			0	0
Row 7	Total	12.44	Total	12.44			
Row 8						***Soil Quality Matrix Score***	**27**

Table 3. Soil Quality Matrix Interpretation

Soil Quality Matrix Score	Soil Quality Rating
The site has a Soil Quality Matrix score ranging from 0.66 to 1.0 and has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils	High
The site has a Soil Quality Matrix score ranging from 0.33 to 0.66 or the site has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils	Moderate
The site has a Soil Quality Matrix score less than 0.33 or does not have 10 acres or more of contiguous Prime Farmland or Statewide Importance Soils	**Low**

Due to fact that a Required Factor receives a low rating, there is no need to complete the remainder of the Model.

3.0 LARA MODEL RESULTS

The ratings for each LARA Model Factor for the project site are as follows:

Required Factors
Water = High
Climate = High
Soil Quality = **Low**

Complimentary Factors
Surrounding land use = N/A
Land use consistency rating = N/A
Slope = N/A

Table 7. Interpretation of LARA Model Results

LARA Model Results			LARA Model Interpretation
Possible Scenarios	**Required Factors**	**Complementary Factors**	
Scenario 1	All three factors rated high	At least one factor rated high or moderate	The site is an important agricultural resource
Scenario 2	Two factors rated high, one factor rated moderate	At least two factors rated high or moderate	
Scenario 3	One factor rated high, two factors rated moderate	At least two factors rated high	
Scenario 4	All factors rated moderate	All factors rated high	
Scenario 5	***At least one factor rated low importance***	***N/A***	***The site is not an important agricultural resource***
Scenario 6	All other model results		

Based on the site conditions, the project's LARA Model score falls under Scenario Five, which indicates the site is **not** an important agricultural resource.